



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

R2015-00408-(5)

**HEARING DATE**

Pending/holds not cleared

**REQUESTED ENTITLEMENTS**

Vesting Tentative Tract Map No. TR073336  
Conditional Use Permit No. 201500019  
Environmental Review No. 201500030  
SCH No.: 2015031080

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Northlake Associates, LLC (John Arvin)

**MAP/EXHIBIT  
DATE:**

6/15/16

**SCM REPORT  
DATE:**

7/14/16

**SCM DATE:**

7/21/16

**PROJECT OVERVIEW**

(Northlake SP southerly portion)

Implement adopted Northlake Specific Plan, southerly 720-acre Project Site from 1,330-acre property, to develop 389 lots and 1,974 dwelling units (attached and detached), including 15.9 million c.y. balanced cut and fill grading. Off-site External Map Improvements such as remedial grading, drainage features and road and utility alignments are also included in the project. The 384 lots proposed by uses are as follows:

- 288 Single-Family lots (288 DUs)
- 17 Multi-Family lots (1,341 DUs)
- 6 Senior Multi-Family lots (345 DUs)
- 2 Commercial
- 5 Industrial
- 10 Park
- 40 OS lots including private parklets, trails, natural open space, landscaping, and various other green spaces
- 2 Water Tanks
- 10 Debris Basins
- 1 Water Quality Basin
- 1 Pump Station
- 1 Fire Station

The property is located in the Santa Clarita Valley Area Plan (2012) planning area. The property is irregular-shaped, elongated north to south, and consists of both steep and gradually sloping topography. The northerly half of the property is to remain undeveloped at this time, whereas the southerly portion is proposed for primarily residential development in the centrally located valley/canyon within the site. One significant ridgeline is located above the valley on the westerly perimeter of the property and is not proposed for development with the exception of the southerly end portion included for use as a public sports park.

Subdivision: To create 384 lots including 288 single-family, 23 multi-family, 2 commercial, 5 industrial, 10 park (1 public), 40 open space, 2 water tank, and 11 debris/water quality basin lots, 1 pump station, and a fire station.

CUP: To authorize a conditional use permit for Northlake Specific Plan site plan review for development of 1,974 residential dwelling units, grading in excess of 100,000 cubic yards, construction of two water tanks and associated infrastructure in the Northlake Specific Plan zone.

**MAP STAGE**

Tentative: ☒

Revised: ☐

Amendment: ☐

Amended : ☐  
Exhibit %A+

Modification to : ☐  
Recorded Map

Other: ☐

**MAP STATUS**

Initial: ☐

1<sup>st</sup> Revision: ☐

2<sup>nd</sup> Revision: ☐

\_3rd\_ Revision (requires a fee): ☐

**LOCATION**

North of the intersection of Lake Hughes Road and Ridge Route Road, south of Templin Highway and open space, east of I-5, and west of Castaic Lake and Lagoon

**ACCESS**

Ridge Route Road to the north and south.

**ASSESSORS PARCEL NUMBER(S)**

On-site: 2865-003-013, 035, 908; 2865-036-001, 002, 003;  
3244-012-013, 045, 046, 048, 049, 050, 057, 058, 059,  
904; 3244-013-001, 002, 004, 005, 010; 3244-014-015,  
050, 053, 062, 067, 068, 902, 906; 3247-017-019;  
External Map Improvements: 3247-017-900; 3247-041-012

**SITE AREA**

Gross: 720 Acres  
Net: 633 Acres

**GENERAL PLAN / LOCAL PLAN**

Santa Clarita Valley Area Plan (2012)

**ZONED DISTRICT**

Castaic Canyon

**SUP DISTRICT**

5

**LAND USE DESIGNATION**

Northlake Specific Plan

**ZONE**

Specific Plan

**CSD**

Exempt from Castaic Area  
CSD and HMA ordinance

**PROPOSED UNITS  
(DU)**

1,912

**MAX DENSITY/UNITS  
(DU)**

2.74 DU/AC averaged over  
entire southerly site of SP  
area (1,974 DU / 720 AC)

**GRADING, CUBIC YARDS  
(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)**

19.3 million c.y. of cut, 17.8 million c.y. of fill balanced  
onsite (difference due to shrinkage)

**ENVIRONMENTAL DETERMINATION (CEQA)**

Supplemental EIR

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>	
Regional Planning	Hold	Jodie Sackett (213)-974-4876	<a href="mailto:jsackett@planning.lacounty.gov">jsackett@planning.lacounty.gov</a>
Public Works	See report	Henry Wong (626) 458-4961 Juan Sarda(626) 458-4921	<a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a> <a href="mailto:jsarda@dpw.lacounty.gov">jsarda@dpw.lacounty.gov</a>
Fire	See report	Juan Padilla (323) 890-4243	<a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	See report	Clement Lau (213) 351-5120 Sheela Mathai (213) 351-5121	<a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a> <a href="mailto:maths@parks.lacounty.gov">maths@parks.lacounty.gov</a>
Public Health	See report	Michelle Tsiebos (626) 430-5382	<a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

**SUBDIVISION COMMITTEE STATUS**

Tentative Map Revision Required: ☒

Exhibit Map/Exhibit A+ Revision Required: ☒

Revised Application Required: ☒

Reschedule for Subdivision Committee Meeting: ☒

Reschedule for Subdivision Committee Reports Only: ☐

Other Holds (see below): ☒

**REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map.

Land Use Policy:

Clear ☐ Hold ☒

1. Pending consistency determination with Northlake Specific Plan land use designations under the SCVAP 2012.

Specific Plan, Castaic CSD, and HMA Zoning:

Clear ☐ Hold ☒

1. Pending compliance determination with Northlake Specific Plan zoning designation.
2. The Northlake SP is not subject to the Castaic CSD nor to the Hillside Management Area Ordinance.

3. Courtesy consultation with and documentation input from Santa Clarita Valley Trails Advisory Committee is requested regarding public and private trails network proposed, and project linkages with other trails.

Tentative Map:

Clear ☐ Hold ☒ Please revise the following:

General/Overall:

1. **(NEW)** Explain the change in grading (from 15.9 million cut and 15.9 fill to 19.3 cut and 17.8 fill).

Previous Sheet 7:

2. Provide ownership consent documentation regarding offsite/external map improvements.

Previous Sheet 8:

3. Consent documentation required for off-site external improvements for proposed water tank.

Previous Sheet 10:

4. Add/call-out two pedestrian or multi-use trail connections as indicated.

Other Requirements:

5. Provide verification of all external map improvements access authorization prior to tentative map clearance.

Exhibit Map/Exhibit %A+:

Clear ☐ Hold ☒ Please revise the following:

Required throughout Exhibit Map/Exhibit %A+, in Planning Notebook, or as otherwise indicated:

1. **(NEW)** Revised planning notebook received and currently under staff review. Additional revisions may be required.
2. **(NEW)** Add pocket park spaces in the multi-family planning areas per the Planning Notebook.
3. **(NEW)** Provide a minimum of four guest parking spaces for each 10 condo dwellings (for example, planning area 2A only has 12 guest per 80 units, or 1:6.7 ratio).
4. **(UPDATED)** Graphically denote all common open space areas within each P-area that may be used for community recreation (such as ~~%pocket parks+~~described in the Planning Notebook). Denote them by providing boundary lines around the common areas and hashing or labeling them.
5. **(UPDATED)** Revise walkway system (i.e. public > private common > private individual) to be clearer. Depict direct connections from public sidewalks to all private common walkways. Depict all private common walkways and show direct connection to each individual dwelling unit walkway (see Sheet 2, P-2 for example). Many walkways simply end and connect to nowhere (see P-1 and P-10 for example).
6. **(UPDATED)** Exhibit Map depicts Phase 2 as a remainder parcel with no development proposed. Development for Phase 2 will require a new CUP and any additional environmental review which may be required at that time.
7. Depict the related development footprints and walkways between park terraces.
8. Provide Landscaping Conceptual Plan for common areas and drives including common areas, fencing and walls.

Sheet 1:

9. **(NEW)** Add the ~~%middle school alternative+~~on the Sheet Index table.

Previous Sheet 5:

10. **(UPDATED)** Revise the P-15 summary (currently says ~~%75+~~buildings).

Conditional Use Permit:

Clear ☐ Hold ☒

1. CUP application and Burden of Proof discussion should indicate CUP for Specific Plan site plan review, grading in excess of 100,000 c.y., and construction of ~~%+~~amount of water tanks.
2. CUP application requires project description . see updates required on VTTM application project description referenced below.

3. CUP Grading Burden of Proof item B . development acres proposed should be consistent with CUP application.
4. Updated Water Supply Assessment required from NCWD.

Environmental Determination:

Clear ☐ Hold ☒

1. Screen Check Administrative DEIR pending.

Healthy Design Ordinance (%HDO+):

Clear ☐ Hold ☒

1. Incorporate HDO updates to Title 21 and Title 22 requirements and related:
  - Sections 21.16.015 A, B (exhibit map details); 21.24.065 (highways); and 21.40.040 No. 26 (requirements for bicycle, street trees, etc.) apply.
  - Sections 21.32.160,170,180,195; 22.52.1060.E apply (changes to requirements for street and on-site trees, planting strips, sidewalks, and landscaping combined with other subdivision requirements): Provide master conceptual landscaping plan along PROWs, private drives, pedestrian ways, residential and commercial common areas, graded & ungraded open spaces, recreation areas, parking areas according to these updated Code provisions.
  - Include Open Space Table with breakdown of manufactured/constructed and natural open space types by lots.
  - Bicycle parking note on Maps should read: %Long and short term bicycle parking and other bicycle facilities shall be provided according to requirements of County Code Section 22.52.1225+as indicated above.

Applications/Administrative/Other:

Clear ☐ Hold ☒

1. Attachment %B+ complete slope and open space lot numbering for all lots identified in the table (many slope lots have no lot no. indicated on the map).
2. Attachment %B+ Fix statement at bottom the page to read, % policies of the County of Los Angeles General Plan / Santa Clarita Valley Area Plan, One Valley One Vision, 2012+ (Important to distinguish from previous 1990 SCVAP).
3. **(UPDATED)** Provide Recreation/Amenity areas (i.e., pocket parks) and Unit typicals for improvements in Planning Notebook prior to Tentative Tract Map clearance.
4. Hillside Management burden of proof not required, as no HM CUP is required.

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**RESUBMITTAL INSTRUCTIONS**

If a map revision is required, please submit the following items:

- A completed and signed Land Division application
- A signed and dated cover letter describing all changes made to the map
- Folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format
- Revision fee payment (for the 3<sup>rd</sup> revision and thereafter)
- Any other additional materials requested by the case planner

**NOTE:** An appointment is required for resubmittal. You must call Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are strongly encouraged to contact the case planner and discuss the map revision and other materials.